

# FLAGSHIP PARK

EDGERLEY DRAIN ROAD,  
PETERBOROUGH, PE1 5YG

## TO LET / FOR SALE

[WWW.FLAGSHIPARK.CO.UK](http://WWW.FLAGSHIPARK.CO.UK)

**BESPOKE  
OPTIONS  
AVAILABLE**

**UNIT SIZES FROM  
10,000 SQ FT TO  
600,000 SQ FT  
(929 SQ M TO 55,742 SQ M)**

**COMPLETION FROM Q4 2022**



The Church  
Commissioners  
for England

**TD TREBOR**  
DEVELOPMENTS

**H HILLWOOD**  
A PEROT COMPANY®

## ACCOMMODATION

### UNIT A - 52,290 SQ FT (4,858 SQ M)

Warehouse: 48,525 sq ft (4,508 sq m)

G.F. Core: 1,075 sq ft (100 sq m)

Office: 2,690 sq ft (250 sq m)

50m service yard

2 dock level & 2 entry level doors

23 car parking spaces

### UNIT C - 45,295 SQ FT (4,206 SQ M)

Warehouse: 41,850 sq ft (3,888 sq m)

G.F. Core: 860 sq ft (80 sq m)

Office: 2,585 sq ft (240 sq m)

50m service yard

2 dock level & 2 entry level doors

49 car parking spaces

### UNIT E - 14,725 sq ft (1,368 sq m)

Warehouse: 14,725 sq ft (1,368 sq m)

35m service yard

2 level doors

15 car parking spaces

### UNIT G - 72,775 SQ FT (6,761 SQ M)

Warehouse: 68,255 sq ft (6,341 sq m)

G.F. Core: 1,035 sq ft (96 sq m)

Office: 3,485 sq ft (324 sq m)

45m service yard

8 dock level & 2 entry level doors

71 car parking spaces

### UNIT J - 61,745 SQ FT (5,385 SQ M)

Warehouse: 57,955 sq ft (5,384 sq m)

G.F. Core: 690 sq ft (64 sq m)

Office: 3,100 sq ft (288 sq m)

50m service yard

6 dock level & 2 entry level doors

57 car parking spaces

These measurements are based on GIA (Gross Internal Area).

### UNIT B - 71,645 SQ FT (6,656 SQ M)

Warehouse: 67,125 sq ft (6,236 sq m)

G.F. Core: 1,075 sq ft (100 sq m)

Office: 3,445 sq ft (320 sq m)

50m service yard

6 dock level & 2 entry level doors

44 car parking spaces

### UNIT D - 59,765 SQ FT (5,552 SQ M)

Warehouse: 56,150 sq ft (690 sq m)

G.F. Core: 690 sq ft (64 sq m)

Office: 2,925 sq ft (272 sq m)

50m service yard

6 dock level & 2 entry level doors

54 car parking spaces

### UNIT F - 36,245 SQ FT (3,367 SQ M)

Warehouse: 33,445 sq ft (3,107 sq m)

G.F. Core: 690 sq ft (64 sq m)

Office: 2,110 sq ft (196 sq m)

50m service yard

2 dock level & 1 entry level doors

54 car parking spaces

### UNIT H - 40,725 SQ FT (3,784 SQ M)

Warehouse: 37,975 sq ft (3,528 sq m)

G.F. Core: 690 sq ft (64 sq m)

Office: 2,060 sq ft (192 sq m)

50m service yard

3 dock level & 2 entry level doors

40 car parking spaces

### UNIT K - 397,400 SQ FT (36,919 SQ M)

Warehouse: 367,565 sq ft (34,147 sq m)

Goods In Office: 4,650 sq ft (432 sq m)

Goods Out Office: 4,650 sq ft (432 sq m)

3 Storey Office: 20,535 sq ft (1,908 sq m)

134 HGV parking spaces

3 dock level & 2 entry level doors

133 car parking spaces

## DESCRIPTION

The units will be constructed to a high specification and will include the following:

- 8m-18m internal eaves height
  - Dock level loading doors
- Secure yard with 35-55mm depth
  - Power supply to suit occupier requirements
  - Fully fitted first floor offices
- Easy access to A1(M) via A1139
  - 50 kN/m2 floor loading



INDICATIVE PLAN  
SHOWING PHASES 1 & 2

## PETERBOROUGH

Peterborough is located approximately 80 miles north of London at J17 of the A1(M), A47 and A605. It also has good access to the A14 and M11. Rail access is excellent with the fastest time to London Kings Cross being 45 minutes away.

The property is located 2.5 miles from Peterborough city centre and is located within

### KEY FACTS

- Population in excess of 198,000 people
- One of the fastest growing cities in the UK by population
- Recent distribution / manufacturing hubs built in the city include Lidl, DPD, Urban Outfitters, DSV, Coloplast, Smart Garden Products, Kingsley Beverages, E-Leather and Yearsley

the established Eastern Industry Area (Fengate), approximately 7 miles from Junction 17 of the A1(M) and can be accessed in under 10 minutes.

Nearby occupiers include: Perkin Engines, Motorpoint, TC Harrison Ford, Tesco Distribution Hub and Sainsbury's Supermarket.

- Other large industrial / warehouse occupiers include Amazon, Perkins Engines, Ikea, and Tesco

### DRIVE TIMES

Peterborough	3 miles	9 mins	Nottingham	63 miles	1hr 27 mins
A1(M)	10 miles	14 mins	M25	74 miles	1hr 17 mins
J21, A14	26 miles	38 mins	Immingham Dock	86 miles	2hr 2 mins
Corby	30 miles	37 mins	Ipswich	95 miles	1hr 39 mins
Cambridge	42 miles	50 mins	Port of Felixstowe	110 miles	1hr 48 mins
Northampton	41 miles	1hr 3 mins	Port of Hull	118 miles	2hr 25 mins
Leicester	45 miles	57 mins	Port of Southampton	158 miles	2hr 43 mins

Source: Google Maps

### PLANNING

Planning application submitted for full unrestricted B1, B2 and B8 uses.

### TENURE

The premises are available by way of a new lease, or alternatively a sale will be considered.

### FURTHER INFORMATION

Please contact the retained agent:



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**TREBOR DEVELOPMENTS**

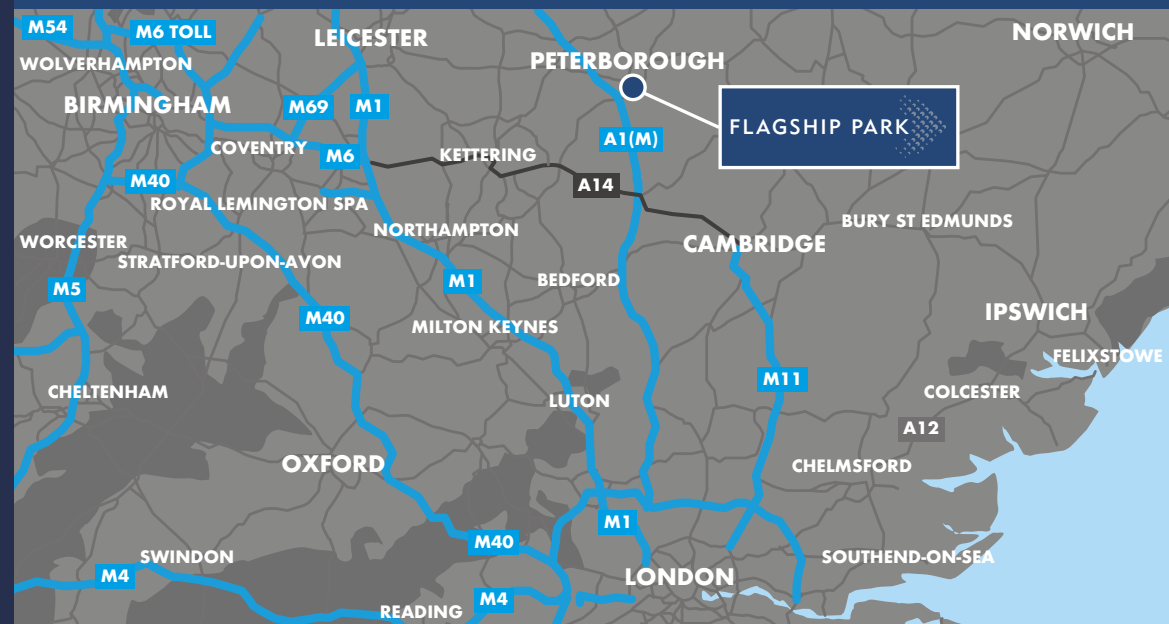
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